



Offers Over
£225,000
(Freehold)

Cards N Things,
4 Sir Johns Square, Thurso, KW14 7AN





Exceptionally well maintained
period retail unit

Well supported by
local community

Prime roadside trading
location on the NC500

Excellent sales and
storage areas

Sizable retail unit extending
to around 262m²





DESCRIPTION

Cards N Things is a substantial period property set over two floors which trades successfully as a leading retailer for Hallmark, selling their greeting cards, gifts, wrapping paper, balloons and related accessories. The shop unit extends to around 262m² and is currently fitted out to an excellent standard with both male and female WCs. The turnover levels are returning close to pre-COVID levels, demonstrating recovering demand for the products sold. Located on the North Coast 500 route, the shop is ideally located on this main arterial route, attracting a good level of passing trade as well as the robust trade available from serving the local communities. The business enjoys a steady footfall all year round.

REASON FOR SALE

The shop has been in the family for generations. It is now their intention to sell the business in order to retire.

TRADE

Cards N Things represents a very well-maintained business and is ideally equipped with shelving, general display units, numerous storage cabinets, wall displays and a till system, all ideally configured to run a successful card and gift shop. The business covers, card, balloon, party decorations, mugs, table wear as well as cards and wrapping. There is scope to develop all aspects of the business as well as to reintroduce the café. The whole of the property has been looked after over the years resulting in a fresh and well-lit environment for customers.

In the past, the card shop also operated a café in the rear sales area, which could also utilise the attractive courtyard when required. The toilet provision in this area of the property is well placed to support this type of operation.

OPENING HOURS

The shop is open 6 days a week, trading Monday to Saturday, 10:00 – 16:30.

LOCATION

Thurso lies on the north coast of Caithness and is an attractive coastal town with a harbour, bustling main street, lovely beaches and excellent local services. Situated on the busy North Coast 500 route, the main route from Inverness to Scrabster, passes through Thurso.

The town has a good mix of traditional shops, cafes, bars and restaurants and the well-known River Thurso flows through the town attracting salmon



fishers from all over. The area is also well known for surfing, hosting surfing championships, as well as offering various other outdoor pursuits. There are lots of things to do and see in Thurso, including the five-star visitor attraction, North Coast Visitor Centre, and many other places of interest. The area also benefits from an attractive sandy beach with spectacular views across to Orkney and Dunnet Head.

For golfers there are a couple of great courses, the renowned course at Reay and locally, Thurso golf club is located just outside the town. Natural attractions such as the National Nature reserve at Loch Fleet is on the doorstep. Tourists include walkers, winter-sports enthusiasts, cyclists, bird-watchers, motorcyclists and fishermen. Local events and the position on North Coast 500 are also a great draw to the area.

With a population of circa 8000, the town provides both a primary and secondary school and tertiary education. The town is connected by road and rail to Inverness to the south and the town of Wick to the east.

THE PROPERTY

The front of the property extends over the ground floor only and consists of two shop units which have been combined at some point in the past. The buildings are of traditional stone construction with pitched slate roofs, one still has exposed stone while the second had been rendered and is painted white. The left hand half of the property extends to the rear where further retail area is provided together with an office / staff welfare area and toilets. This part of the building is also constructed of stone with a pitched slate roof and a first floor floored attic. The attic area provides storage and a further office.

The property is arranged as follows:

- Ground Floor Sales – 136.8m²
- Ground Floor Rear Sale / Storage – 46.73m²
- Attic First Floor Office / Storage – 78.6m²

The entrance to the shop is accessed directly from the pavement where the main sales area is located. To the south east corner of the shop is the access to the rear area. The counter is ideally positioned to control the sales area, next to the main door. Above the shop entrance door and windows is a full width prominent illuminated sign providing an excellent level of exposure to attract passing trade.







GROUNDS

The business is set within an impressive period property enjoying prominent roadside frontage. The property benefits from a courtyard located behind the main buildings facing onto Sir John Square. The approximate dimensions of the courtyard are 4.5m x 12.5m. This flexible area is accessed from a number of points, the office / welfare and the corridor between the front and rear shop areas. In the past this was a café area utilised during the summer months.

SERVICES

The property benefits from mains electricity, internet, water supply and drainage. The heating is provided by gas boiler and radiators located within the shop areas. The shop is equipped with CCTV.

ACCOUNTS

Full trading figures will be made available to seriously interested parties subsequent to viewing.



PLAN

A location plan and floor internal plan are available from the selling agents.

EPC RATING

The EPC rating of the Shop Unit is TBC.

PRICE

Offers over £225,000 are invited for the heritable property complete with goodwill, intellectual property and trade contents (according to inventory), excluding personal items. Stock to be purchased separately by independent valuation.

DIRECTIONS

See map Insert. What3word reference is [///hats.jubilant.hangs](https://www.what3words.com/?q=///hats.jubilant.hangs)

WEBSITE

The business advertises through <https://www.localstore.co.uk/store/167836/cards-and-things/thurso/>. It also has both a facebook page <https://www.facebook.com/cardsnthings> and Instagram page [@thursocardsnthings](https://www.instagram.com/thursocardsnthings).

TITLE NUMBER

Card N Things has a title number of "TBC".

BUSINESS RATES

The trading elements attract a business rate of £13,750 (as at April 2023) – Ref no. 01/01/746030/2 which should allow the owners to benefit from a discount under the Small Business Rates Relief scheme where eligible.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders and lawyers who provide specialist advice. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large variety of legal experts who can act in all legal matters.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial, 17 Kenneth Street, Inverness, IV3 5NR

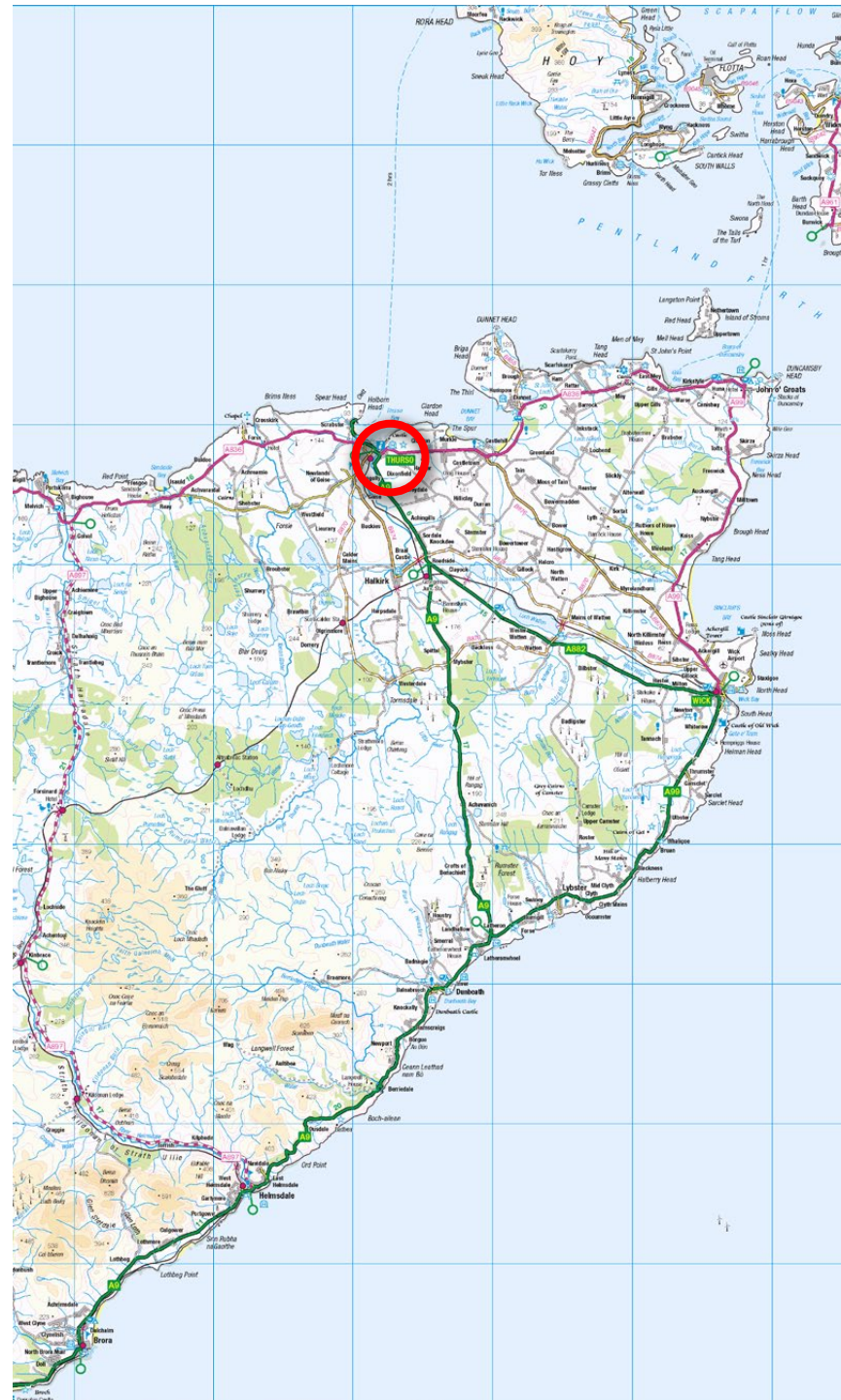
T: 01463 714757 (5 lines)

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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